

regulations can help prevent such inefficient development in the future.

Practically all of the residential land use in Biscoe is devoted to single-family residences, either conventional or mobile homes. One four-unit apartment is located on Lambert Road; another is under construction adjacent to it. Through the "windshield" survey, checking for two or more mailboxes, meters, or an excessive number of cars, only one of the large, old houses showed indications of multiple family occupancy.

In addition to conventional housing, the survey recorded sixteen mobile homes within the town limits. Several of these are located on the same small lot already occupied by a conventional dwelling. In an area in the southwest section of town which is without municipal water and sewer, three of these mobile homes are crowded fairly close to conventional houses.

The largest number of dwellings in the one mile fringe area is found in the southeast section of the planning area. The southwest section is the next most populous. The northeast and northwest sections are about equal in the number of residences. Most of the residences in the one mile fringe area are along the highways and roads leading out of Biscoe.

There are a total of fifty mobile homes in the one mile fringe area. Twenty-seven of these are located in two mobile home parks in the southeast section just off U. S. Highway 220. In one of these parks, the mobile homes are spaced out fairly well along a gravel drive. In the other one, they are clustered in one small area. Neither of these areas have municipal water and sewer. The cluster of mobile homes mentioned above is, therefore, not only unsightly but also a possible health hazard.

The total of sixty-six mobile homes in the entire Biscoe Planning Area can be explained by the fact that there is a lack of low-income housing in the area. A mobile home is about the only source of decent housing for low-income families. Furthermore, they are much more easily financed and are available immediately. In the face of this reality, careful planning and controls are needed to see that these dwelling units are located so